

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/244-246 Wattletree Road, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,265,000

Median sale price

Median price

\$2,690,000

Property Type

House

Suburb

Malvern

Period - From

01/01/2025

to

31/12/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	4/10 Hopetoun Rd TOORAK 3142	\$1,200,000	18/12/2025
2	304/56 Wattletree Rd ARMADALE 3143	\$1,330,000	06/11/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04/03/2026 10:20



Property Type:

Agent Comments

Comparable Properties

4/10 Hopetoun Rd TOORAK 3142 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 18/12/2025

Property Type: Unit



304/56 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,330,000

Method: Private Sale

Date: 06/11/2025

Property Type: Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.